

# MARKET UPDATE: MOORPARK, CA Single Family Homes

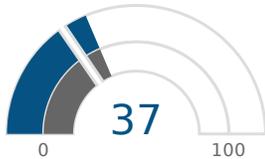
(as of Monday, December 31st, 2018)

This week the median list price for Moorpark, CA is \$749,000 with the market action index hovering around 37. This is about the same as last month's market action index of 37. Inventory has held steady at or around 61.

## MARKET ACTION INDEX

The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

- Today
- Last Month



### Slight Seller's Advantage

The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

## REAL-TIME MARKET PROFILE

Median List Price	\$749,000
Per Square Foot	\$318
Days on Market	136
Price Decreased	51%
Price Increased	3%
Relisted	15%
Inventory	61
Median House Rent	\$3,525
Most Expensive	\$3,475,000
Least Expensive	\$174,999
Market Action Index	37

**Slight Seller's Advantage**

## MEDIAN LIST PRICE



## MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,629,000	4,163	1 - 2.5 acres	5	5	16	1	2	215
\$799,000	2,872	6,500 - 8,000 sqft	4	3	25	2	1	135
\$704,900	2,392	6,500 - 8,000 sqft	4	3	31	0	2	87
\$530,000	1,560	4,500 - 6,500 sqft	3	2	38	0	1	107



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